

028.0

0001

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

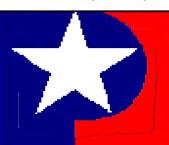
Total Card / Total Parcel

USE VALUE:

1,039,300 / 1,039,300

ASSESSED:

1,039,300 / 1,039,300



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
50-52		GRAFTON ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	ARLINGTON REAL ESTATE LLC	
Owner 2:		
Owner 3:		

Street 1:	23 HEARTHSTONE RD
Street 2:	

Twn/City:	HOPKINTON	
St/Prov:	MA	Cntry:
Postal:	01748	Type:

PREVIOUS OWNER		
Owner 1: HANNAFORD/ M/MCNULTY/TRS -		
Owner 2: LIFE ESTATE -		
Street 1: 52 GRAFTON ST		
Twn/City: ARLINGTON		
St/Prov: MA		
Postal: 02474		

NARRATIVE DESCRIPTION		
This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Vinyl Exterior and 3802 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.		

OTHER ASSESSMENTS		
Code	Descrip/No	Amount
		Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value									19054	
104	4950.000	581,300	3,200	454,800	1,039,300									GIS Ref	
														GIS Ref	
														Insp Date	
														07/29/17	

PREVIOUS ASSESSMENT										Parcel ID				USER DEFINED			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Parcel ID				Date			
2020	104	FV	581,400	3200	4,950.	454,800	1,039,400	1,039,400	Year End Roll	028.0-0001-0001.0				12/18/2019	!2313!		
2019	104	FV	444,400	3200	4,950.	483,200	930,800	930,800	Year End Roll					1/3/2019			
2018	104	FV	444,400	3200	4,950.	352,500	800,100	800,100	Year End Roll					12/20/2017			
2017	104	FV	389,400	3200	4,950.	307,000	699,600	699,600	Year End Roll					1/3/2017			
2016	104	FV	389,400	3200	4,950.	261,500	654,100	654,100	Year End					1/4/2016			
2015	104	FV	344,700	3200	4,950.	255,800	603,700	603,700	Year End Roll					12/11/2014			
2014	104	FV	344,700	3200	4,950.	210,300	558,200	558,200	Year End Roll					12/16/2013			
2013	104	FV	359,500	3200	4,950.	200,100	562,800	562,800						12/13/2012			

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes								
HANNAFORD/ M/MC	53496-555		9/3/2009	Family	99	No	No										
HANNAFORD MARGA	31146-413		2/10/2000	Convenience	1	No	No	4	Margaret Hannaford dod 7/3/12								
	12532-367		10/1/1973		41,000	No	No	N									

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name				
4/8/2011	252	Siding	24,700					VINYL		7/29/2017	MEAS&NOTICE	HS	Hanne S				
										4/16/2009	Measured	197	PATRIOT				
										3/9/2000	Inspected	264	PATRIOT				
										2/16/2000	Mailer Sent						
										2/16/2000	Measured	270	PATRIOT				
										8/9/1993		EK					

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																														
Type: 13 - Multi-Garden	2	Rating: Average																																																																																																																								
Sty Ht: 2A - 2 Sty +Attic		A Bath:	Rating:																																																																																																																							
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:																																																																																																																							
Foundation: 3 - BrickorStone		A 3QBth:	Rating:																																																																																																																							
Frame: 1 - Wood		1/2 Bath:	Rating:																																																																																																																							
Prime Wall: 4 - Vinyl		A HBth:	Rating:																																																																																																																							
Sec Wall:	%	OthrFix:	Rating:																																																																																																																							
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID																																																																																																																				
Roof Cover: 1 - Asphalt Shgl		Kits: 2	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 2																																																																																																																		
Color: BLUE		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																																																																																																																			
View / Desir:		Frl:	Rating:			Other																																																																																																																				
GENERAL INFORMATION				WSFlue:	Rating:	Upper																																																																																																																				
Grade: C - Average		CONDOS INFORMATION				Lvl 2																																																																																																																				
Year Blt: 1912	Eff Yr Blt:	Location:				Lvl 1																																																																																																																				
Alt LUC:	Alt %:	Total Units:				Lower																																																																																																																				
Jurisdct: G12	Fact: .	Floor:				Totals	RMs: 12	BRs: 4	Baths: 2	HB																																																																																																																
Const Mod:		% Own:																																																																																																																								
Lump Sum Adj:		Name:																																																																																																																								
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																																														
Avg Ht/FL: STD		Phys Cond: AG - Avg-Good	26. %	Exterior:	No Unit	RMS	BRs	FL																																																																																																																		
Prim Int Wall: 2 - Plaster		Functional:		Interior:					2	6	2																																																																																																															
Sec Int Wall:	%	Economic:		Additions:																																																																																																																						
Partition: T - Typical		Special:		Kitchen:																																																																																																																						
Prim Floors: 3 - Hardwood		Override:		Baths:																																																																																																																						
Sec Floors:	%	Total:	26.4 %	Plumbing:																																																																																																																						
Bsmnt Flr: 12 - Concrete				Electric:																																																																																																																						
Subfloor:				Heating:																																																																																																																						
Bsmnt Gar:				General:																																																																																																																						
Electric: 3 - Typical				Totals	2	12	4																																																																																																																			
Insulation: 2 - Typical																																																																																																																										
Int vs Ext: S																																																																																																																										
Heat Fuel: 1 - Oil																																																																																																																										
Heat Type: 5 - Steam																																																																																																																										
# Heat Sys: 2																																																																																																																										
% Heated: 100		% AC:																																																																																																																								
Solar HW: NO		Central Vac: NO																																																																																																																								
% Com Wall		% Sprinkled:																																																																																																																								
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:																																																																																																																	
SPEC FEATURES/YARD ITEMS																																																																																																																										
PARCEL ID 028.0-0001-0001.0																																																																																																																										
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3	Garage	D	Y	1	10X19	A	AV	1930	28.16	T	40	104			3,200		3,200																																																																																																									
More: N	Total Yard Items:	3,200		Total Special Features:										Total:		3,200																																																																																																										
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SUB AREA <table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Area - SQ</th> <th>Rate - AV</th> <th>Undepr Value</th> <th>Sub Area</th> <th>% Usbl</th> <th>Descrip</th> <th>% Type</th> <th>Qu</th> <th># Ten</th> </tr> </thead> <tbody> <tr> <td>SFL</td> <td>Second Floor</td> <td>1,684</td> <td>162.220</td> <td>273,186</td> <td>UAT</td> <td>100</td> <td>FLA</td> <td>100</td> <td></td> <td></td> </tr> <tr> <td>FFL</td> <td>First Floor</td> <td>1,660</td> <td>162.220</td> <td>269,292</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>BMT</td> <td>Basement</td> <td>1,620</td> <td>48.670</td> <td>78,841</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>UAT</td> <td>Upper Attic</td> <td>458</td> <td>113.560</td> <td>51,952</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>OSP</td> <td>Screen Porch</td> <td>348</td> <td>23.130</td> <td>8,049</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>OPP</td> <td>Open Porch</td> <td>328</td> <td>21.310</td> <td>6,991</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Net Sketched Area: 6,098</td> <td colspan="2">Total: 688,311</td> <td colspan="4"></td> <td colspan="4"></td> </tr> <tr> <td>Size Ad</td> <td>3344</td> <td>Gross Are</td> <td>7470</td> <td>FinArea</td> <td>3802</td> <td colspan="4"></td> <td colspan="4"></td> <td colspan="2"></td> </tr> </tbody> </table>																Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	SFL	Second Floor	1,684	162.220	273,186	UAT	100	FLA	100			FFL	First Floor	1,660	162.220	269,292							BMT	Basement	1,620	48.670	78,841							UAT	Upper Attic	458	113.560	51,952							OSP	Screen Porch	348	23.130	8,049							OPP	Open Porch	328	21.310	6,991							Net Sketched Area: 6,098				Total: 688,311										Size Ad	3344	Gross Are	7470	FinArea	3802										
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